Wreningham Parish Council
Extraordinary Meeting Minutes

Wednesday 11th June 2025
Margaret Preston Room, Wreningham Village Hall, 7:30pm

In Attendance: Cllr M Hill (Chair), Cllr H Glaves, Cllr J Lambourne, Cllr A Tancred.

Parish Clerk: Tina Higlett

Chair advised Cllr Tancred would be joining the meeting later.

1 Apologies for absence. K Morris - Council approved.

2 Open Forum, including reports from District Councillors.
1. Public in attendance
Advised council in attendance to answer any questions council may have regarding their planning application 2025/1439
2. District Councillors.
Cllr Spratt forwarded a report prior to meeting, which was circulated to members. Appendix 1.

3 Planning
1. Application 2025/1441 Proposal: Erection of new self-build dwelling, detached double garage and associated development. Location: Beech Tree Cottage Top Row. Application Type: Full Planning Permission.
Chair advised this application was originally submitted in February 2022. A copy of council's response to the application was read out by the Chair. Council feels that these are still relevant today. Application was refused in October 2022. Not much has changed to the site. The plans for the property showed it as a large property which will be placed alongside another similar large property. There are mature trees on the site and council feel these should remain. There are cottages on the opposite side of the road, which are the oldest in the village and the new property will overshadow them. This build would sit outside the development boundary.
Cllr McClenning asked if council have neighbourhood plan. Chair advised one was produced in 2012 and can be found on parish website. At the time parishioners concerned that if you want to stay in the village there is nothing to downsize to as all properties being built are large 4/5-bedroom properties. People also agreed on infill only; therefore, parish council are mindful of the parish needs when addressing planning applications.
Consensus of members was to update the previous comments and request an extension to from the planning department to achieve this.

2. Application 2025/1439 Proposal: Erection of self-build dwelling.
Location: Highfield Church Road Wreningham. Application Type: Full Planning Permission.

Cllr Tancred joined the meeting.

Applicant advised they were intending to sell the parcel of land with full planning for a 3-bedroom self-build. The style was in keeping with the surrounding area of a chalet style cottage. Design was carried out by a local architect.
Council concerned that the proposed house seemed to be squeezed into the plot and a 2-bedroom property may produce an improved fit. Council spoke of minimal lighting required as village is seen as a dark sky village. As the property will be built in an existing garden it will have a negative environmental impact which council feels must be addressed and suggest improvements to the biodiversity of the site. Council feels there is no need to remove the roadside hedgerow. Appropriate measures should be taken to manage surface

water from this site. It was noted that the application implied that the property would not be on mains drainage. Applicant was advised that the foul water connection can be made to the mains sewer which runs right past the front of the site.
Council felt the design was not in keeping with other properties. Properties face roadway whereas this development will be placed sideways. General style followed building line. However, concerns around roof height and overshadowing of neighbouring cottage and appears to be leaning towards next door. Church Road is a busy road and this development will add an additional driveway. Consider possibly sharing driveway with Highfield which will also improve vehicle access to the plot. Chair advised applicant that there are no dimensions of planned property and they would like to see these before formally sending comments to South Norfolk.

4 Annual play inspection report

The report made a number of recommendations about the trees close to the play equipment. Chair advised council an arboricultural survey had been carried out on the playing field as requested at the May meeting. Areas which required addressing included the hedge and trees overhanging play equipment. The two conifers near the youth shelter could be reduced by 30% but removal would be a better option. The stumps would be ground out and area could then be replanted. Behind these are 5 or 6 leylandii on the roadside of the wooden fence, which could also do with reducing in height to 5m. This will ensure stability. An Ash tree on the roadside has clear signs of ash dieback and propose reduce height to hedge height.
Council voted to carry out the tree and hedge works proposed in the quotation.
Proposed by Cllr H Glaves – seconded by Cllr A Tancred – unanimously agreed.
Cllr Tancred advised the school may be interested in the cast-off wood.

The play inspectors assessed that two items of play equipment needed significant intervention and therefore taped them off to indicate that they are not available for use. These are the child's mixed swing and zip wire.

The swing structure is showing areas of rotten timber and advised to replace. The timber cannot be repaired. A seat is damaged which council are aware of and had received a quote for replacement. The swing chains are also showing wear. Council will consider whether this should be replaced rather than repairing. To replace a double swing with flat seat £1800 which includes installation.

A visual inspection of the zip wire from ground level was completed of the suspension links, cable and fixing points. To fully inspect specialist equipment would need to be hired. The zip wire apart from requiring work on the cableway has a number of fixings which have worked loose and need tightening. One post has rotten and needs replacing. The suspension on the basket has worked loose will also need replacing. Cable stop position needs to be adjusted

Chair advised all equipment would benefit from a clean. Some fixings need close inspection and re-tightening. The matting around some of the equipment has weeds growing through it and needs treatment. The youth shelter would benefit from a coat of paint as it is looking very tired. Strimmer damage is apparent on play equipment especially timber posts.

The skateboard area has algae or moss growing on which could be cleaned off and treated. In some areas there is damage to the riding surface with some pop rivets missing. The running boards on the skatepark are damaged and the ground meeting point needs adjusting

A volunteer day was proposed to carry out a full clean of equipment.

A main gate supporting post has rotted and a 12mm gap is required between all moving parts (pinch point). Cllr Glaves will obtain a quote for modifying. Parts and labour could cost around £500.

It was proposed that council should look to see what grant funding could be applied for to assist with upgrading the play equipment.

Any other business.
Cllr Tancred reported that there has been fly tipping at Longs wood and along Wymondham Road. This will need reporting to South Norfolk and the owners of Longs Wood.

Meeting closed at 21:20.

Appendix 1.

Wreningham District Councillor Report 11th June 2025

Member Ward Grants

Member Ward Grants for 2025/26 are now available. Requests for support with small projects (typically up to £1,000 per project) to benefit the local community can be made to your District Councillors.

Community Action Fund Grants

Applications for grants of between £1,000 and £15,000 can be made via a District Councillor. The closing date for applications is 30th June. Successful projects are likely to have matched funding in place, be able to complete within 12 months of the grant and be able to demonstrate considerable community benefit and community support.

Nature Conservation Fund

Expressions of interest for a grant from the new Nature Conservation Fund must be made by 30th June. Applications close on 31 July.
https://www.southnorfolkandbroadland.gov.uk/climate-change-environment/trees-biodiversity/nature-conservation-fund

The fund can make awards of up to £10,000 for projects that best meet the following criteria:

- Carbon sequestration: Projects that actively contribute to tackling carbon emissions.
- Biodiversity benefit: Initiatives that enhance local ecosystems and support a diverse range of plant and animal life.
- Public accessibility to green space: Creating and improving green spaces that are accessible and enjoyable for the entire community.

Priority will be given to proposals that deliver one or more of the following projects: a Miyawaki mini forest, pond creation and restoration and a circular walk.

Food Waste

South Norfolk Council are expected to start residential food waste collection in May 2026 soon after this becomes a legal requirement. The rollout will be in 4 phases, organised by postcode, with completion by end September 2026.
Residents can expect 2 bins – an indoor 7 ltr bin and a lockable 14 ltr bin for use outdoors and for collections. Non-compostable liner bags will be supplied to residents, and removed before recycling.

Devolution & Local Government Reform

Norfolk County Council has published a 500 page report (including appendices) setting out its option appraisal to justify its preference (as expected) for a single unitary council covering the whole of Norfolk. This will be discussed at the Strategic and Corporate Select Committee Meeting on Wednesday 18th June. The Council proposes to develop this into a “comprehensive proposal” before submitting to the Government on 26 September 2025.

Leaders at six councils have hit back at Norfolk County Council’s claim that a single unitary authority

is the best option insisting that a three-council option is the best way forward. Meanwhile South Norfolk Council continues to work on its own submission for two unitary authorities to cover the county. Parish Councils are reminded that responses to South Norfolk's consultation should be made by the 13th June.

LGR "Shambles"!

In an article in the 16th May EDP newspaper, the government was branded a 'shambles' by the Breckland cabinet member for Devolution and Local Government Reform. Just five days after sending councils feedback on their initial submissions, civil servants issued a fresh report and told councils to ignore the previous document.

In the initial 2nd May feedback letter, the Ministry of Housing, Communities and Local Government stated that: Final proposals (by each council) due in September should 'benchmark' potentials against a population size of 500k. However just days later, on 7th May the report removed any reference to 'benchmarking' against a 500k population. The email to council executives containing the fresh feedback asked them to disregard the 2nd May version.

South Norfolk and Broadland Design Code

The draft Design Code for new housing in the area is still available online for review. Feedback can be given through the online consultation which closes on 23rd June.
https://southnorfolkandbroadland.placechangers.co.uk/page

'Norwich to Tilbury' Update

National Grid have advised that archaeological surveys including trial trenching at some locations along the proposed route will be continuing for 6 months.
The National Grid application for a Development Consent Order is expected later this year.
PylonsEastAnglia are continuing to campaign against the pylon proposals. For further information visit https://pylonseastanglia.co.uk/actions

Bob McClenning, Ian Spratt & Jim Webber